

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP/(954) 797-1101

SUBJECT: Site Plan
SP 3-9-01 Miele-Simonson Estates,
2055 SW Flamingo Road/Generally located on the west side of
Flamingo Road approximately 1/2 mile south of SW 14 Street

TITLE OF AGENDA ITEM:
SP 3-9-01, Miele-Simonson Estates, 2055 SW Flamingo Road

REPORT IN BRIEF:

The applicant requests approval of a 18.86 acre site located on the west side of Flamingo road approximately 1/2 mile south of SW 14 Street. This site plan is for eighteen (18) lots for custom single family homes. Minimum lot size required is 35,000 S.F. net dry land. Maximum building coverage allowed for individual lots is 30%. Minimum lot frontage required is 125 feet, and maximum building height allowed is 35 feet. There are no plans available for the future homes/buildings. Access to the site is provided from SW 20 Street with a 110 foot opening via Flamingo Road. Recreational easements, utility easements, and landscape easements are dedicated via plat. The owners of the land are not home builders. These individual lots will be developed by the new/prospective owners with the exception of two (2) existing one-story CBS residences.

PREVIOUS ACTIONS: None

CONCURRENCES:

Site Plan Committee recommended approval of this site plan at its October 23, 2001 meeting. Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to the planning report; that the applicant is to provide access on both the north and south sides of the main entrance for the horse trail, composed of stable material, to go behind the signs; that on the west side of the property, have the six-foot concrete sidewalk tie into or finish off at 127th Avenue, "field adjust" the placement of trees, with this six-foot sidewalk being on the north side and having the 15 foot bridle path on the south side of the street composed of stable material, also to hook up with 127th Avenue; and that the bridle path on lots eight and nine are to curve around the cul-de-sac. (Motion carried 4-0, Mr. Engel was absent)

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve subject to staff recommendations

Attachment(s): Justification letter, Conceptual site plan, Land Use Map, Subject Site Map, Aerial.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Miele-Simonson Estates
Address: 2055 SW Flamingo Road
City: Davie, FL 33325
Phone: (954)473-6285

Agent:

Name: Assoc. Engineers of South Florida, Inc.
Address: 5450 Griffin Road
City: Davie, FL 33314
Phone: (954) 584-6880

BACKGROUND INFORMATION

Application History: No deferrals have been requested

Application Request: Site plan approval

Address/Location: 2055 SW Flamingo Road/Generally located on the west side of Flamingo Road approximately 1/2 mile south of SW 14 Street

Future Land Use Plan Designation: Residential (1 DU /AC)

Zoning: A-1, Agricultural District

Existing Use: Vacant Land

Proposed Use: Single Family Residential/Estate Homes

Parcel Size: 18.86 gross acres (821, 628 square feet)

Surrounding Uses:

North: Residential, Vacant
South: Residential, Vacant
East: Residential, Vacant
West: Residential, Vacant

Surrounding Land

Use Plan Designation:

Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)
Residential (1 DU/AC)

Surrounding Zoning:

North: AG, Agricultural District
South: AG, Agricultural District
East: AG, Agricultural District
West: A-1, Agricultural District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: The plat for the site was approved on December 18, 1996 by the Town Council.

APPLICATION DETAILS

Development Details:

The Applicant's SUBMISSION indicated the following:

1. *Site:* The applicant requests approval of a 18.86 acre site located on the west side of Flamingo road approximately 1/2 mile south of SW 14 Street. This site plan is for 18 lots for custom single family homes. The subject site situate, lying and being in the Town of Davie, Broward County, Florida, containing all of Parcels A, B, C, D, E, and F of "MIELE-SIMONSON ESTATES", platted according to the Plat thereof as recorded in Plat Book 167, Page 27 of the Public Records of Broward County, Florida. This plat is restricted to 18 detached single family homes.
2. *Building:* The owners of the land are not home builders. The individual lots will be developed by the new/prospective owners with the exception of two (2) existing one-story CBS residences. There are no plans available for the future homes/buildings. Minimum lot size required is 35,000 S.F. net dry land. Maximum building coverage allowed for individual lots is 30%. Minimum lot frontage required is 125 feet. Maximum building height allowed is 35 feet.
3. *Access and Parking:* Access to the site is provided from SW 20 Street with a 110 foot opening via Flamingo Road. Recreational easements, utility easements, landscape easement are dedicated via plat.
4. *Landscaping:* The site plan does not show open space percentage for the overall site because each lot will be developed separately. Along the Flamingo Road, 619 L.F. 20' wide buffer with 3.5' berm is provided. Also provided along this road are 16 live oak trees 10'-12' high, 6 accents, 389 shrubs as continuous hedge for 600 L.F. at 20' O.C. On SW 127 Avenue, 619 L.F. 10' wide buffer is provided. Also provided along this road are 16 live oak trees, 10'-12' high and 7 accents. The continuous hedge along this road included 372 shrubs 600 L.F. at 20 O.C. On north and south perimeters of the property no buffers are required.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. This Planning Area includes westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single-family residential at a density of one dwelling unit per acre. Development of 400 single-family homes is taking place on

approximately half the site. Development of the remainder of the site is imminent. This planning area contains numerous small subdivisions of one-acre lots. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 133.

Applicable Goals, Objectives & Policies: None.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above and the finding of facts in the positive, staff recommends **approval**, of the application SP 3-9-01 subject to the following conditions prior to the issuance of a building permit:

1. Show correct square foot total areas on the lots 9 and 10 excluding the public areas taken out of these lots by the cul-de-sac, and the landscaped areas not being in the lot areas.
2. Sheet SP 1, under Site Data, show Zoning as A-1, Agricultural District.
3. Revise IXN species and common name in material list
4. Calculation state a 3.5 foot berm along Flamingo Road, Show contour lines with a minimum 4:1 slope.
5. Provide a note to state: All custom Built lots will be required to submit a signed and sealed landscape plan prior to a building permit.
6. Road ROW between lots 9 & 10 must be vacated. If not vacated, a plat amendment is required to remove the non-vehicular access line along the west limits of the plat.
7. Applicant must verify that recreational easement is not included in lot areas.
8. Applicant must provide a Legend with square foot and acreage percentages reflecting: Lot Area Gross, Lot Area Net, with Road Easement, Recreational Easement, and Landscape Easement areas excluded.
9. Provide a statement indicating that fences shall not encroach into landscape easements or recreational easements on both the site plan and Home Owners Association Documents.

Site Plan Committee Recommendation

The Site Plan Committee recommended approval subject to planning report at its 10/23/01 meeting. The applicant is to provide access on both the north and south sides of the main entrance for the horse trail, composed of stable material, to go behind the signs; that on the west side of the property, have the six foot concrete sidewalk tie into or finish off at 127th

Avenue, “field adjust” the placement of trees, with this six-foot sidewalk being on the north side and having the 15 foot bridle path on the south side of the street composed of stable material, also to hook up with 127th Avenue; and that the bridle path on lots eight and nine are to curve around the cul-de-sac. Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, (Motion carried 4-0, Mr. Engel was absent).

Exhibits

1. Site plan
2. Land Use Map
3. Subject Site Map
4. Aerial

Prepared by: _____

Reviewed by: _____

RESIDENTIAL

5 DU/AC

S.W. 17th Pl.

RESIDENTIAL 1 DU/AC

Flamingo Rd.

S.W. 20th St.

SUBJECT SITE

S.W. 127th Ave.

PETITION NUMBER

SP 3-9-01

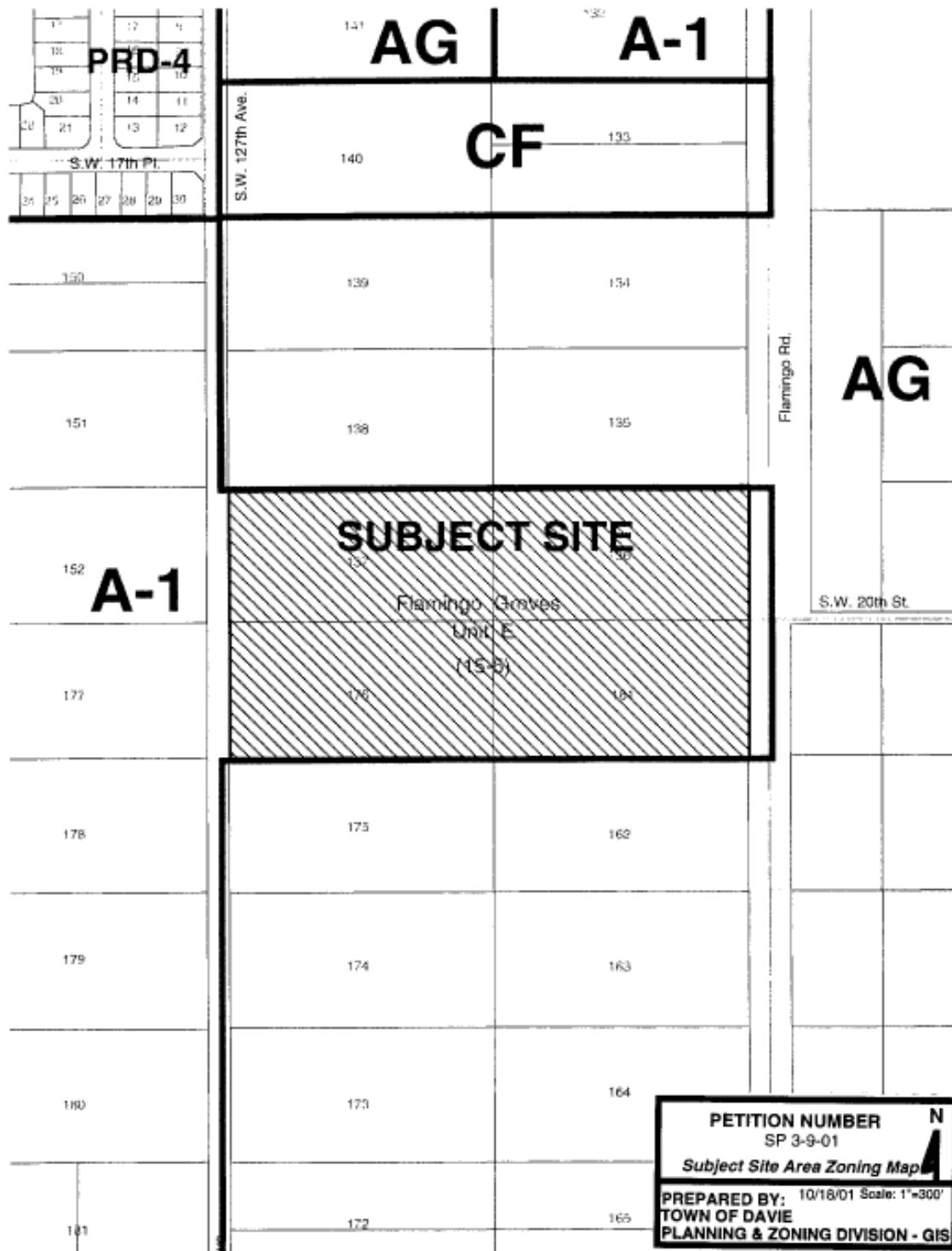
Subject Site Area

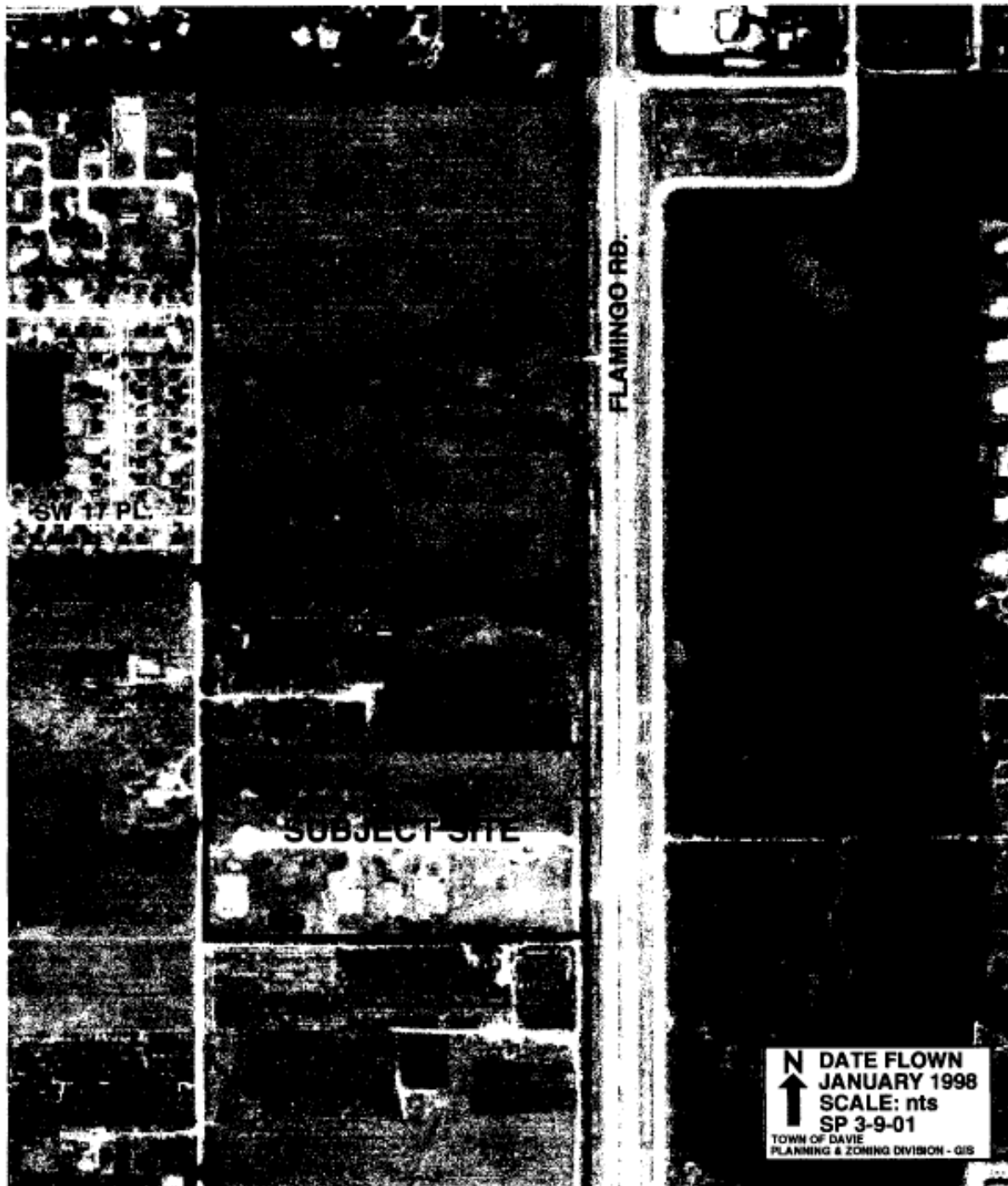
Future Land Use Plan

N

4

PREPARED BY: 10/18/01 Scale: 1"=300'
TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS





N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
SP 3-9-01
TOWN OF DAVIE
PLANNING & ZONING DIVISION - GIS